

Applicant: Charles and Brenda Frink

Agent: Arch & Plan Land Use Consultants LLC

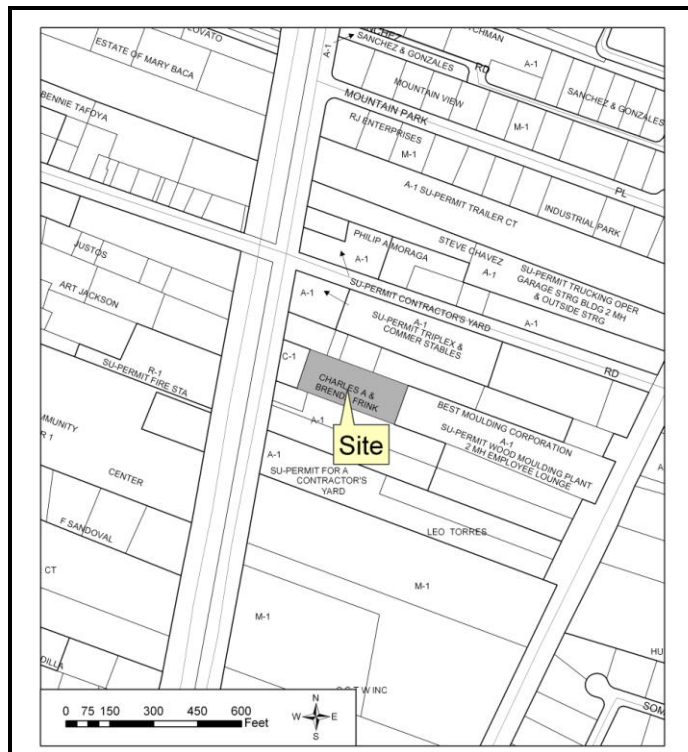
Location: 9850 2nd St. NW

Property Size: 1.17 acres (approximately)

Existing Zone: A-1

Proposed Zoning/SUP C-N

Recommendation: Denial



Summary: This request is for a zone map amendment from A-1 to C-N on a 1.17 acre (approximately) property approximately 100 feet east of Second St. to the south of Alameda Rd. The property is developed with a single family dwelling and an apartment.

This request was deferred at the October 7, 2009 CPC hearing at the applicant's request.

Staff Planner: Catherine VerEecke, Program Planner

- Attachments:**
1. Application
 2. Land Use and Zoning Maps
 3. Letters of opposition
 4. Request for deferral for October 7, 2009 CPC
 5. Request for deferral for February 3, 2010 CPC
 6. Conceptual plat (Commissioners only)

Bernalillo County Departments and other agencies reviewed this application from 8/24/09 to 9/14/09. Their comments were used in preparation of this report, and begin on Page 14.

AGENDA ITEM NO.: 4
County Planning Commission
February 3, 2010

CZ-90014 Arch & Plan Land Use Consultants LLC, agent for Charles & Brenda Frink, requests approval of a zone map amendment from A-1 to C-N on Lot A, Lands of Charles A. Frink & Brenda Frink, located at 9850 2nd Street NW, and containing approximately 1.17 acres. (B-16) (DEFERRED FROM THE OCTOBER 7, 2009 HEARING)

AREA CHARACTERISTICS AND ZONING HISTORY
Surrounding Zoning & Land Uses

Site	Zoning	Land use
	A-1	Single family residential
North	A-1	Single family residential
South	A-1	Single family residential
East	A-1/ Special Use Permit for Wood Moulding Plant, 2 mobile homes, employee lounge	Wood Moulding Plant
West	C-1	Laundromat, apartments

BACKGROUND:

The Request

This request is for a zone map amendment from A-1 to C-N on a 1.17 acre (approximately) property located about 100 feet east of Second St. and about 400 feet south of Alameda Rd. The property has access from Second St. from a 10 foot wide private easement through the residential property to the northwest. The property currently has a single family dwelling on it along with an apartment, which recently received non-conforming use status (NCU-90011). The subject property was recently established through a platting action (SRP-90006). The plat has been included with the request (Attachment 4).

According to the agent, the request seeks to re-zone the property, so that the applicant can “utilize an existing therapeutic business license, and have the ability to obtain a live/work component on the subject property.” The agent further states that the zone change would allow for the applicant to “create a hybrid land use of residential and commercial, which can adapt to the mixed use and intense character found in the immediate area.” He states the zone change would “facilitate a viable and alternative land use on an infill site.”

Request justification.

In the response to Resolution 116-86, the applicants’ agent argues that the existing A-1 zoning is no longer appropriate for the property and the area of the site. The agent states the underlying A-1 zoning has been difficult to achieve due to the commercial uses nearby and also the area’s lot sizes ‘which fall short of the minimum lot size standards of 1 dwelling unit per acre’.

The agent argues that the property is in a commercial area. The property to the west is zoned C-1 and has a laundromat and apartments on it. The property to the east has a Special Use Permit for a moulding plant. Several other properties nearby the site have Special Use Permits for non-residential uses. The agent states that C-N zoning would thus provide a transition between the C-1 zone and the uses under Special Use Permits. The agent also argues that the property falls within the Alameda Village Center as discussed in the North Valley Area Plan. The agent states that “the request is more advantageous to the community because it is consistent with the commercial activity in the area.”

The agent also states that while this use may constitute a ‘spot zone’ (not adjacent to C-N zoning) it does facilitate the realization of Goals and Policies of the Comprehensive Plan and North Valley Area Plan for commercial uses.

Surrounding Land Uses and Zoning

The subject property is located in a mainly residential area which abuts several properties with non-residential uses. Properties to the north and south of the subject site have A-1 zoning with residential uses. On the west side of Second St. properties mainly have residential zoning and uses.

The property to the east (fronting Second St.) has C-1 zoning (CZ-91-6). The properties to the rear of the site (accessing from Alameda Rd., extending east to the railroad tracks) have A-1 zoning with a Special Use Permit for a Moulding Plant, 2 Mobile Homes, and Employee

Lounge (CSU-70-80; CSU-85-75). Several properties nearby the site on Second St. or Alameda Rd. have Special Use Permits for such uses as contractor's yard (CSU-88-18, CSU-70042), or triplex, and commercial stables (CSU-75-90). Further south on the west side of Second St. is a fire station and the back of the Sanchez Community, which fronts on Fourth St.

APPLICABLE PLANS AND POLICIES:

Albuquerque/Bernalillo County Comprehensive Plan

The site is located in the Rural Area as delineated in the Albuquerque/Bernalillo County Comprehensive Plan. The principal goal for this area is to "maintain the separate identity of rural areas as alternatives to urbanization by guiding development compatible with their open character, natural resources, and traditional settlement patterns."

Policy 3.a of the Plan (Land Use) states that "Rural Areas as shown by the Plan Map shall generally retain their rural character with development consisting primarily of ranches, farms, and single-family homes on large lots; higher density development may occur at appropriate locations – within rural villages or planned communities. Overall gross densities shall not exceed one dwelling unit per acre."

Policy 3.a also states "Rural Area density patterns shall be more specifically defined through lower ranking plans."

Centers and Corridors Plan (Comprehensive Plan)

Rural Village Activity Center. These Activity Centers exist at several locations in the unincorporated areas of Bernalillo County. They are designated to serve daily convenience goods and service needs of residents living in the surrounding Rural and Semi-Urban Areas. Similar to Neighborhood Activity Centers in the Urban Area, Rural Village Centers are usually only a few acres in size, located on an arterial street or highway, and should ultimately contain a mix of small scale retail and service uses such as grocery stores, restaurants, gasoline service stations, hardware stores and offices, as well as some housing within walking distance of the other uses.

According to Table 10 in the Comprehensive Plan (Activity Centers), a Rural Village Center provides a location for the daily goods and service needs of surrounding rural communities. It should be accessible by vehicle, located on an arterial street, afford opportunity to walk safely from one use to another, proximate use on the same side of roadway, and include pedestrian and non-motorized travel amenities. It should be in scale with surrounding rural character and market.

Policy 7.a (Activity Centers) states "Existing and proposed Activity Centers are designed by a by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost effectiveness of City services. Each activity center will undergo further analysis that will identify design elements, appropriate uses, transportation service, and other details of implementation."

Policy 7.e states new Activity Centers are designated and added to the Comprehensive Plan through local government review and approval based on specific criteria.

Policy 7.h states "Changing zoning to commercial, industrial or office uses for areas outside the designated Activity Centers is discouraged."

North Valley Area Plan

This property is located within the Rural Area of the North Valley Area Plan. The Plan states, following the Comprehensive Plan, that overall densities should not exceed one dwelling unit per acre in the Rural Area.

Policy 2 (Land Use) states 'The City and County shall stabilize residential zoning and land use in the North Valley Area.' This may be accomplished through the following:

- a. Limit the location, duration, and type of new uses allowed by Special Use Permit.
- b. Cancel discontinued Special Use Permits granted where existing conditions of approval are not met and permits that are otherwise in violation of the Zoning Ordinance.
- c. Retain existing County A-1 zoning as the only Rural Agricultural zone intended to provide agricultural activities and spacious development.
- d. Require landscape buffering and other measures necessary to limit potential impacts of non-residential uses on residential areas.
- e. Retain the low density character of the North Valley.

Policy 3.a (Land Use) states that "the City and County shall retain existing residential zoning on Alameda Blvd., Second Street, and on future roadway corridors."

Policy 7.1 states the City and County shall stabilize land use to protect affordable housing and land presently zoned for housing.

- a. Maintain and expand areas zoned for residential uses including A-1, R-1, M-H
- b. Limit encroachment of non-residential uses into residential areas
- c. Encourage residential zoning of parcels with residential uses.

The North Valley Area Plan encourages the development of Village Centers following the principles outlined in the Plan (pp. 133-142). It designates the area nearby the intersection of Fourth Street and Alameda Blvd. as a Village Center Area (p. 134)

Policy 8.1iii (Village Centers) states that "main entrances should be visible to the pedestrian and directly accessible".

North Valley Area Plan Character Descriptions/Development Scenarios

The property is located in the Alameda Sub-area of the North Valley Area Plan. The Plan scenarios state that this area is predominantly rural, but with a trend toward higher residential density and some non-residential development, particularly nearby Second Street and Fourth Street. The plan states that 'the narrow areas between Fourth and Second and Second and the railroad tracks are particularly vulnerable to zone changes that alter the character of the area'.

The “Trend Scenario” of the Plan suggests that new zone changes to commercial uses could have the effect of destabilizing residential areas and increasing traffic, and could result in strip commercial streetscape.

The “Comprehensive Plan Scenario” of the Plan calls for preservation of the rural character of the area through cluster housing and commercial development clustered at the intersection of Fourth and Second Streets and Alameda Blvd.

The “Preferred Scenario of the Plan calls for the present zoning pattern to guide future land uses and for commercial development to be restricted to the existing businesses. Development of long and narrow parcels between Second St. and the railroad tracks would be limited to cluster housing, conventional housing, or mobile homes.

Bernalillo County Zoning Ordinance

Resolution 116-86 lists policies for evaluating a Zone Map changes and Special Use Permit applications.

- A. A proposed land use change must be found to be consistent with the health, safety, and general welfare of the residents of the County.
- B. The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a land use change.
- C. A proposed land use change shall not be in significant conflict with adopted elements of the Comprehensive Plan of other Master Plans and amendments thereto including privately developed area plans which have been adopted by the County.
- D. Stability of the land use and zoning is desirable; therefore, the applicant must provide a sound justification for land use change. The burden is on the applicant to show why the change should be made.
- E. The applicant must demonstrate that the existing zoning is inappropriate because:
 - 1. There was an error in the original zone map.
 - 2. Changed neighborhood or community conditions justify a change in land use or
 - 3. A different use category is more advantageous to the community as articulated in the Comprehensive Plan or other County Master Plan, even though (1) and (2) above do not apply.
- F. A land use change shall not be approved where some of the permissive uses in the land use change would be harmful to adjacent property, the neighborhood or the community.
- G. A proposed land use change which, to be utilized through land development, requires major and unprogrammed capital expenditures by the County may be:
 - 1. denied due to lack of capital funds; or
 - 2. granted with the implicit understanding that the County is not bound to provide the capital improvements on any special schedule.

- H. Location on a collector or major street is not itself sufficient justification of apartment, office, or commercial zoning.
- I. A zone change request which would give a zone different from the surrounding zoning to one small area, especially when only one premises is involved, is generally called a “spot zone.” Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted land use plan; or
 - 2. The area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone.
- J. A zone change request which would give a zone different from the surrounding zoning to a strip of land along a street is generally called a “strip zoning.” Such a change of zone may be approved only when:
 - 1. The change will clearly facilitate revitalization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan; or area of the proposed zone change is different from surrounding land because it could function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zone due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises makes the site unsuitable for the uses allowed in any adjacent zone due to traffic or special adverse uses nearby.

C-N Zoning (Section 13)

Permissive Uses:

- a. Any permissive use as allowed and as regulated in the R-1 Single-Family Residential Zone and the following:
 - (1) Art, antique or gift shop.
 - (2) Bakery goods shop or confectionery store wherein a majority of the products are sold on the premises and at retail.
 - (3) Bank.
 - (4) Beauty and barber shop.
 - (5) Book or stationery store.
 - (6) Church, including the usual incidental facilities, mission (rescue), or revival meeting place.
 - (7) Clinic.
 - (8) Drugstore.
 - (9) Feed Store (retail) provided all outside storage is enclosed by a solid wall or fence six feet high on all sides.
 - (10) Hardware Store.
 - (11) Grocery, fruit, vegetable or delicatessen store, meat market.
 - (12) Laundry, washateria, laundromat.

- (13) Newsstand.
- (14) Nursery or greenhouse provided all outside storage other than plant material is enclosed by a six-foot solid wall or fence on all sides.
- (15) Office.
- (16) Restaurant.
- (17) Service Station, including the sale of liquefied petroleum gas for consumption but not for resale, provided it complies with the following requirements:
 - (a) Limited to two pump islands containing not more than three pumps each.
 - (b) Any tube or tire repairing, minor auto repair or battery charging shall be conducted within a completely enclosed building.
 - (c) If any lubricating, storage or washing is done outside a building, a solid wall or fence six feet high shall be maintained between such activity and any abutting property.
- (18) Sign provided:
 - (a) Location Criteria. It is located on private property and advertises, identifies, or directs to a use currently conducted on the same premises. The location of such signs must comply with the following requirements:
 - 1. One freestanding, two-sided sign no higher than 16 feet.
 - 2. The outer edge of a wall sign may protrude up to one foot over the property line into the public right-of-way provided the bottom edge of the sign is eight feet or more above the curb or sidewalk grade.
 - (b) Number of Signs. Not more than one sign is permitted for any one business with street frontage of 50 feet or less. Not more than two signs are permitted for any one business with more than 50 feet of street frontage. A composite group of small signs integrated into one framed unit shall constitute one sign.
 - (c) Size of Signs:
 - 1. The total area of any one sign face shall not exceed 32 square feet.
 - 2. The total aggregate of all faces of signs or combination of signs allowed for the property on which the use is located shall not exceed 130 square feet of sign area.
 - 3. Business fronting on more than one street will be allowed additional square footage of sign area to the extent of 50 percent of that allowed for their main street frontage.
 - (d) Exceptions:
 - 1. Signs having less than four square feet in area per sign face and manufacturer's product display racks are considered as exceptions to Subsection (18)(b) and (c) supra, provided no customer service area shall extend closer than ten feet to the nearest right-of-way line of a public street.
 - 2. On-premises signs without advertising, directing on-premises customer traffic or directing to specific customer service areas, shall be allowed in excess of the number and square footage limitations in Subsection (18)(b) and (c) supra, provided the aggregate area of such signs shall not exceed 20 square feet per business location.
 - (e) Illuminated Signs. Illuminated signs, except illuminated clocks, thermometers, and illuminated signs within a building, shall be turned off at 11:00 p.m. or closing, whichever is later. No illuminated signs shall be so located as to shine directly into adjacent conforming residential property.

- (f) Blinking and Revolving Signs. No flashing, oscillating, osculating, revolving or blinking signs shall be allowed.
- (g) Audible Devices. The sign shall have no audible devices.
- (h) Amortization. See Nonconforming uses, Section 23.A.(1)c.
- (i) Determination of Sign Size. The sign area shall be measured as follows:
 - 1. Square or Rectangular Sign. Length times the height of the face of the sign.
 - 2. Irregularly-shaped Sign. Area of rectangles, circles, ovals, triangles, or a combination thereof, necessary to enclose the face of the sign.
 - 3. Sign Made of Individual Cutout Letters. Sum of the area of the rectangles or triangles necessary to enclose each letter.
- (19) Stand for the sale of fruit, vegetables, or nursery stock.
- (20) Firewood sales yard, provided it complies with the following:
 - (a) No wood may be stored closer than ten feet to any property line or within ten feet of any structure.

ANALYSIS:

Surrounding Land Use and Zoning

The applicant has requested a zone change from A-1 to C-N zoning to allow the property to develop with mixed uses—the existing residence and possibly the applicant's counseling business.

Although the small property to the west of the site has C-1 zoning, a majority of the properties in the area still have residential zoning (mainly A-1) with residential uses. A few properties have had Special Use Permits, which were mainly granted in the 1980s or earlier for specific industrial-type uses. The .2 acre property to the west of the site is the only property in the area of the site with a commercial zone. The nearest commercial/C-1 zones or uses are along Alameda Blvd.

The addition of C-N zoning would allow various uses that are highly incompatible with both residential uses in the vicinity of the site (See C-N Zoning, pp. 7-9 above).

Plans

The request is not consistent with the Comprehensive Plan and the North Valley Area Plan land use designations and policies that both call for the vicinity of the site to be predominantly residential and rural and for new commercial uses to be limited to designated centers. The North Valley Area Plan specifically states "limit encroachment of non-residential uses in residential areas", and for residential properties along Second St. to retain their zoning.

The request is not in a designated commercial area in the North Valley. Although the agent contends that the subject property is located within the Alameda Village Center as identified in the North Valley Area Plan, the North Valley Area Plan and the lower ranking plan, the Alameda Design Overlay Zone both designate the Village Center on Fourth St. and Alameda Blvd., and not on Second St.

In addition (contrary to the agent's argument), although North Valley Area Plan recommends 'walkability to the Village Center from ½ mile' (when the site is about 1800 feet from Alameda

Blvd.), the Village Center itself is intended to be near the intersection of Fourth St. and Alameda Blvd. The North Valley Area Plan does not include that this particular locale in the Village Center.

Further, the request does not comply with a number of Village Center Principles identified in the North Valley Area Plan (p.133-142). In particular, the Plan provides a strategy (Policy 8.1.a.iii) stating that for properties in designated village centers, "main entrances should be visible to the pedestrian and directly accessible". This property, which has no direct visibility or access to Second St. is not consistent with this policy.

Zoning Ordinance

Although there are some non-residential uses nearby the site, this request for C-N zoning conflicts with Resolution 116-86 in that it constitutes a 'spot zone.' The properties adjacent to the site are mainly zoned A-1, and the property to the west is zoned C-1, which itself is a 'spot zone'. The agent has not provided an acceptable justification as to why the spot zone should be allowed, especially since it is located adjacent to residential properties. In addition, C-N zoning does not provide a transition and appears inappropriate between the C-1 uses to the west of the site and the more intense industrial uses to the east (under a Special Use Permit). The request for 1.17 acres of C-N zoning would also create a commercial zone that is substantially larger than the existing .2 acres of C-1 zoning to the west.

The agent's argument for the possibility of a 'hybrid land use or 'mixed Use development ' on this site would not be acceptable as the property is already developed with the two dwelling units with only a small area for possible new development. In addition, 'Mixed Use Development' is not a permissive use under C-N zoning. (It is listed as a Conditional Use under C-N and C-1 zoning).

Contrary to the agent's argument, the zone change would likely negatively impact the residential neighborhood. C-N zoning allows uses that could impact adjacent uses, such as hardware store, grocery store, restaurant, and service station with few limitations on the intensity (e.g., square footage) of the use. In addition, the subject property does not directly access on 2nd St. Its access consists of a narrow (10 foot) easement through a residential property to the northwest.

The agent argues (for Resolution 116-86) that land use changes have occurred in the area of the site. However, the analysis of the area shows that the vicinity of the site has not changed significantly since the 1970s when County Zoning was adopted. The area historically has had a mixture of light industrial uses and single family residential uses. A zone change to C-N zoning would conflict with the area and could de-stabilize zoning and set a negative precedent for the Rural Area in the North Valley.

Agency Comments

Because this is a request for a zone change, Agency Comments are minimal.

The Fire Marshall's Office has noted that for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

Conclusion

Although there are non-residential uses in the area of the site, mainly under Special Use Permits, staff is recommending denial of the request for a zone change. The request would create a 'spot zone' as there is no C-N zoning adjacent to or in the vicinity of the site, and no acceptable justification has been provided for allowing the 'spot zone' based on the criteria of Resolution 116-86. The addition of C-N zoning would also allow various uses that are incompatible with the residential uses in the vicinity of the site. C-N zoning might also be inappropriate because the property does not have frontage or direct access on Second St.

The agent has not demonstrated that the existing A-1 zoning on the property is inappropriate. The property could continue to be used for residential uses under the existing A-1 zoning, and it already has two dwelling units and several storage buildings on it. Adding additional uses on the 1.17 acre property would be inconsistent with the Rural Area designation of the property, as it is not in a designated commercial area.

Other options may be available for the applicants to establish additional uses on their property without changing the zoning. It appears from the justification and from County records that the applicants already have businesses that operate at least partially from the site (handyman and counseling). They could apply for Conditional Use Permits (home occupations) or Special Use Permit for Specific Uses to allow those uses.

ADDITIONAL STAFF COMMENTS, FEBRUARY 3, 2010

This request for a zone change from A-1 to C-N was deferred by the CPC at the October 7, 2009 hearing at the agents' request so that he and the applicants' could continue working with County staff and neighbors to address outstanding comments pertaining to the request. (Attachment 4). Staff had concluded that the proposed zone change is inappropriate for the subject property. In addition, although a petition of support was included with the application (Attachment 1), there was strong opposition to the request from adjacent property owners and the Alameda North Valley Association and (Attachment 3). Public Works staff had also determined that the property does not have a legal access to Second St. (see Public Works comments, below).

Since the initial submittal, no new materials have been submitted to address staffs' and neighbors' comments. However, the agent has submitted another request for a deferral, stating that he and the applicants intend to continue working with County staff to address outstanding comments. In meetings including staff, the applicants, and the agent, the agent has indicated he is trying to determine if the applicants' property has legal access.

Staff continues to recommend denial of the request for the same reasons noted in the analysis and conclusion in the previous staff report (pp. 9-12). The request for C-N zoning would result in a 'spot zone' and would create the potential for uses that would likely be inappropriate and too intense for the residential area nearby the site. The 1.17 acre property also does not front on Second St., does not have a potential access for a commercial use, and is already developed with a residence and a guest house. The approval and establishment of commercial uses on the subject property would be inappropriate, regardless of the outcome of

the efforts to clarify the property's access.

Analysis Summary (for 2/3/10)

Zoning	
Resolution 116-86	Request is not consistent with Resolution 116-86—constitutes a 'spot zone'. Could adversely impact the adjacent residential properties. Has failed to demonstrate the existing zoning is inappropriate.
Requirements	If approved, meet departmental requirements upon development.
Plans	
Comprehensive Plan	Request is inconsistent with the Rural Area designation; proposes a commercial zone outside the designated commercial area.
Area Plan	Request is not consistent with Rural Area designation—proposes a commercial zone outside the designated commercial area.
Other Requirements	
Environmental Health	No adverse comments.
Public Works	Property does not have legal access.

RECOMMENDATION:

DENIAL of CZ-90014, based on the following Findings.

Catherine VerEecke
Program Planner

FINDINGS:

1. This is request for approval of a zone map amendment from A-1 to C-N on Lot A, Lands of Charles A. Frink & Brenda Frink, located at 9850 2nd Street NW, and containing approximately 1.17 acres.
2. The property is located in the Rural Area of the Albuquerque/Bernalillo County Comprehensive Plan and the North Valley Area Plan.
3. The request is not consistent with Resolution 116-86 in that the applicant has failed to demonstrate that the existing A-1 zoning is inappropriate.
4. The request is not consistent with Resolution 116-86 in that it constitutes a 'spot zone' in which the zone change request would give a zone different from surrounding zoning to one small area, especially when only one premises involved.
5. The request is not consistent with the health, safety, and general welfare of the residents Bernalillo County.

BERNALILLO COUNTY DEPARTMENT COMMENTS

Building Department:

No comments received.

Environmental Health:

Note Date: August 27, 2009

1. No Adverse Comment. ABCWUA water and sewer (actt. # 5568189560 & 3568189560).

Zoning Administrator:

Proposed zone change from A-1 to C-N

The intent of the C-N zone is to "provide for retail business and services serving primarily the residents of the neighborhood and to minimize any adverse effects on nearby residential development" (Sec. 13.A.), and allows for a variety of residential, office and light commercial activities. Unique to the C-N zone, there is a floor area limitation of 4,000 square feet for any business in this zone (Sec. 13.D.5.).

No adverse comments for this request.

Zoning Enforcement Manager:

Based on the above comments there is no adverse comments at this time.

No zoning violations

Fire:

Required access: Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction.

The required width of a apparatus access road shall not be obstructed in any manner, including parking of vehicles during construction and/or occupancy.

Streets and roads shall be identified with approved signs.

Approved numbers or addresses shall be placed on all new and existing building in such a position as to be plainly visible and legible from the street or road fronting the property and shall contrast with their background. Numerics shall be a minimum of 4 inches in height.

Any furture development the owner,developer, builder shall ensure that the building complies with the Bernalillo County Fire Code, and is approved by the Bernalillo County fire Marshals's Office.

Public Works:

DRAN:

A Grading and Drainage will be required at the time of development.

DRE:
No Adverse Comments

For 2/3/10

There is no access to this property. Owner was to try and go to court and obtain a prescriptive easement, but nothing has been done.

Parks & Recreation:
REVIEWED. NO COMMENT.

Sheriff's:
No comment received

COMMENTS FROM OTHER AGENCIES

MRCOG:
2nd St has been identified as an ITS Corridor in the Regional ITS Architecture. Please contact Public Works at 848-1575 for the projects scope and date of implementation.

The functional classification of 2nd St is that of urban principal arterial; the functional classification of Alameda Rd is that of urban collector.

AMAFCA:
No comment.

City Planning Department:
No comments received.

City Public Works:
Transportation Planning: No adverse comments.

Transportation Development: No comments received.

Water Utility Authority:
No comments received.

City Transit:
No comments.

City Open Space:
City Open Space has no adverse comments

NMDOT
Case description: Zone change use request from A-1 to C-N
Location: 108 Alameda Rd. NW, Albuquerque

Type of development (Residential/commercial): Residential / Commercial
Possible Impacted NMDOT roadway(s): NM 47 (2nd Street)
Departments Comments: No impact to the State's roadway system is anticipated.

PNM

PNM Comment:
No comment based on the information provided to date.

New Mexico Gas

No Adverse Comment

APS

Lands of Charles A. Frink and Brenda Frink, Lot A, is located at 9850 2nd St NW, between Alameda Blvd and Alameda Rd. The owner of the above property requests approval of a zone change from A-1 to CN for the purpose of obtaining a live/work situation for a therapeutic business. This will have no adverse impacts to the APS district.

NEIGHBORHOOD ASSOCIATIONS:

Alameda North Valley Association